

Valley Center Community Planning Group

Preliminary Minutes for the December 12, 2011 Meeting

Chairman: Oliver Smith; Vice Chairman: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: January 4, 2012

Approved:

1.

Call to Order and Roll Call by Seat #:

07:04 PM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	P	A	P	P	P	P	P	P	P	P	P	P	P	P

Notes: Britsch arrives 7.12 pm; Lewis arrives 7.14 pm; Hofler excused

Quorum Established: 12 present

Pledge of Allegiance

2.

Approval of Minutes: November 14, 2011

Motion: Move to approve Minutes of November 17, 2011, as corrected

Maker/Second: Quinley/Norwood-Johnson

Carries/Fails (Y-N-A): 11-0-1 – Smith abstains

3.

Open Forum:

No items

4.

Discussion Items

4.a.

Report on consideration of the Plan Amendment Authorization [PAA] process on October 26, 2011. (Smith)

Smith reports that the PAA process was considered at both the Department of Planning and Land Use and the Board of Supervisors and resulted in an amendment to policy that allows developers to elect to by-pass the PAA process and proceed directly to the General Plan Amendment process. BOS Policy I-63 is optional in many respects now.

4.b.

Report on San Luis Rey Indian Water Rights- Notice of Intent County Letter (Glavinic)

30-years ago, local Indians [Pauma, La Jolla, San Pasqual, etc.] petitioned the Federal Government about the canal deriving water from the San Luis Rey drainage benefitting Escondido and Vista. The subsequent review resulted in an agreement that gives the Indians a defined quantity [16K acre feet] of water from the Metropolitan Water District. The Indians want to create a pipeline extending to a silt collection facility on Indian land. The County has no jurisdiction to permit or deny such a pipeline. The specific location of the proposed pipeline is unknown.

4.c.

Discussion of reforming sub-committees and electing officers in January 2012 (Smith)

Smith advises that subcommittees will be reformed in January. Subcommittee chairs need to advise Smith about committee recommendations at the January meeting. Rudolf suggests chairs send individual notices to committee members. Smith says that is not necessary.

4.d.

Discussion of Design Review Board nomination process (Smith)

Smith reports that the County Counsel advises that the present protocol is acceptable, so no issue exists.

5.

Action Items:

5.a.

Discussion and possible vote on establishment of a sub-committee to review and make recommendations concerning the Red Tape Reduction Task Force Report, especially the sections relating to the abolition or alteration of Community Planning Groups. Also vote to approve Oliver Smith's presentation as Chair of the VCCPG to the Board of

Supervisors on December 7, 2011 about the Red Tape Task Force. (Rudolf, Smith)	
<p>Discussion: Smith speaks to excerpts of a December 7, 2011 letter to the Board of Supervisors. Smith observed that the Red Tape Reduction Task Force Report issue was poorly noticed to the public. While some of the recommendations in the report were immediately implemented by the BOS, a recommendation to eliminate or diminish planning groups was stayed. Supervisor Horn says his staff will meet with the 9 planning groups in his district within 60 days on this issue. Meanwhile, Supervisor Jacobs will meet with her 15 planning groups personally. There was unanimous disapproval of the recommendation to eliminate planning groups by the planning group chairs present at the BOS meeting. Diane Jacobs asked how many planning groups were noticed, was told that none of them was specifically noticed, and then asked for 60 days to confer with planning groups. Jacobs strongly supports planning groups. Proponents of the recommendation at the meeting stated concerns about Brown Act violations among the planning groups as part of the justification for the recommendation. Smith seeks after the fact approval of his presentation as Chair of VCCPG to BOS. Rudolf questions the need for a vote of approval to do as Smith did. Rudolf notes that Smith did a superb job. Smith acknowledges Rudolf's point, but would prefer formal approval and support.</p> <p>Rudolf wants VCCPG to take action on the report and to investigate, with county staff, how the report was promulgated without appropriate notice or public participation. He reports that notice of the Red Tape Reduction Task Force Report was posted on County Administration Building, the minimum requirement of the Brown Act. County Counsel was not involved in reviewing the report before presentation to the Board. He says half of the items recommended in the report were immediately approved and implemented by the BOS. One item will require performance evaluation of staff speed on reviewing applications rather than compliance with regulations. Those items in the report not immediately implemented by the BOS, will be reviewed by County staff and County Counsel. Planning group existence could end if the proposed recommendations are approved. The newest community plan may not be reviewed by BOS until 2012. If the planning group is eliminated, who will prosecute this new plan? There were several other issues in the recommendations that would jeopardize much work of the VCCPG. Rudolf suggests that VCCPG should establish a subcommittee to deal with this issue. Smith acknowledges VCCPG posts it's agenda the same way as the County posted the item for the Red Tape Reduction TF report. But, he added that we are in a new technological world now and we can and should move faster to review our projects. Smith volunteers to be chair of new subcommittee. Jackson, Vick, Rudolf, Quinley, Franck volunteer to serve on SC.</p>	
Motion: Move to approve and endorse Chairperson Smith's presentation to BOS	
Maker/Second: Quinley/Jackson	Carries/Fails (Y-N-A): 13-0-1 [Voice] Glavinic abstains
Motion: Move to establish a Subcommittee on the Red Tape Reduction Task Force Report to the BOS with O. Smith as chair and Jackson, Vick, Rudolf, Quinley and Franck as members	
Maker/Second: Smith/Quinley	Carries/Fails (Y-N-A): 13-0-1 [Voice] Anderson abstains
5.b.	Wooten, AD Permit for Solar, 300-11-032, project is located on the North side of Cool Valley Road between Cole Grade and Wilhite Lane; Owner: Kenneth and Violetta Wooten; development and operation of a concentrated photo voltaic solar farm on 9.83 acres; Contact: Steve Wragg, RBF Consulting at 858-614-5059 (Hofler)
<p>Discussion: Rudolf/Smith advise that the applicant desires a continuance to January. The request from the applicant came at 5.30 pm before the scheduled 7.00 pm start of this meeting and after applicant received a proposed motion to deny the project. This item was on the November agenda but was continued by Vice Chair, Ann Quinley, to the December meeting, at the applicant's request, to avoid a rushed vote at the end of the November meeting. Smith advises that the public may speak tonight but the maximum impact of such statements would occur when the applicant is present. All of public in attendance and wishing to speak agree to return in January. Record also contains a letter opposing the project from residents Ken and Janice Simon.</p>	
Motion: Move to continue this item at the January meeting	
Maker/Second: Rudolf/Quinley	Carries/Fails (Y-N-A): 14-0-0 Voice
5.c.	Johnson Site Plan "B" Designator; 3500-11-013- (STP11-013); Project is located at 28357 Cole Grade Road. It is 3.25 acres in size and zoned M54. There is a single family dwelling

	<p>on site (non-conforming use), which will remain. There have been alterations to the home without benefit of a building permit. There are 6 other buildings on site, which will be for storage. All were originally constructed as residential accessory buildings so it will be necessary to alter them to meet industrial occupancy standards. The project will bring the residence up to code for residential occupancy and the other buildings up to code for industrial occupancy. Contact person is James Chagala 760-751-2691 (DPLU planner: Kevin Johnston 858-694-3084 (Norwood-Johnson))</p>
	<p>Discussion: Jim Chagala presents. Proponents are meeting with the Design Review Board [DRB] tomorrow night. The property is zoned M-54 on south Cole Grade Rd [south of VC Rd.]. A single-family residence is a non-conforming use on the property presently. Several other structures on the property were built as residential accessory buildings without permits. Johnson has tried to get a permit but was told that one building was too big for an accessory building. Johnson has been told he could have residential or industrial use, but not both. He wants to have both. The County says that's okay. But, the County requires that he go through the site plan process to get other buildings up to code for industrial buildings. Johnson has taken steps to get buildings up to code. The site plan was filed before meeting with VCCPG and DRB because County didn't allow enough time. DRB recommended landscaping along the roadway. Rudolf asks why an IOD is not extracted for approval of project on this private road. Chagala replies that this application is a different one than an earlier request for a permit, which is now withdrawn. Rudolf asks if site plan responds to concerns in the scoping document from the County. Chagala is not sure what the new scoping letter will contain. He expects to receive it by week's end. Rudolf expresses discomfort over lack of information on project at this point. Wants to continue until February. Norwood-Johnson agrees. Davis asks ultimate goal of this request? Chagala says owner was threatened with court action if no action is taken to correct the situation. Chagala says Johnson may list the property for sale as industrial property.</p>
	<p>Motion: Move to continue this item at the January meeting</p>
	<p>Maker/Second: Norwood-Johnson/Quinley Carries/Fails (Y-N-A): 14-0-0 Voice</p>
5.d.	<p>SD0634 Superior Hollow; 3200-11-008; P11-008; (replacement) Owner's name: James and Victoria Emanuel, Project Address 12746 Superior Hollow Road at Anthony Road; Project Contact Person, Karen Adler, agent for AT&T Mobility, 760-751-3416; AT&T proposes to construct, operate and maintain an unmanned, digital mobile radio communication facility at the site. Installation includes CMU construction block equipment shelter, 12 AT&T antennas, and 12 TMA units among other items. (Glavinic)</p>
	<p>Discussion: Glavinic presents. Two new things: the proposed installation will provide better coverage of area [site is 1200 ft east of Lilac School]. A service road exits and reenters property causing right of way issue. Applicants have made an agreement with the neighbor whose property is crossed by the road. The neighbor has requested a water tower appearance for the communications tower. The neighbor wants to minimize noise from the cooling equipment behind a wall. A parapet will conceal the cooling equipment. [revised map to be attached]</p>
	<p>Motion: Move to approve this installation but with the intent to minimize the visual impact and noise of the installation according to the replacement site map for this project presented by Glavinic</p>
	<p>Maker/Second: Glavinic/Jackson Carries/Fails (Y-N-A): 14-0-0 Voice</p>
5.e.	<p>Discussion and possible vote on speed limit on VC Road from Banbury Road to Cole Grade Road; retain at 45 mph for 2 years (until Feb. 2014) to allow for installation of traffic calming measures funded by the San Pasqual grant of \$425,000 and reconsideration of the impact to establish traffic speed limits. Mr. Kenton Jones, Chair of the Traffic Advisory Commission, suggested that we request a 2-year extension of the reconsideration of the speed limit as it could take up to a year for the recommended traffic calming measures to be installed. (Davis).</p>
	<p>Discussion: Davis presents recommendation to postpone establishing traffic speed limits on Valley Center Rd. Glavinic will wait for two years, but thinks data on present speeds would be useful to determining 85th percentile in 6-months, if traffic calming measures are installed sooner. Vick says Traffic Advisory Committee [TAC] left speed limit at 45 mph after road improvement. The TAC Chairperson suggested that we wait two</p>

years, to allow for installation of traffic calming measures before re-setting speed limit. Bachman asks about anticipated speeds if study is done now. Vick says 55 mph based on 62mph average. Rudolf asks if measures are installed in 4 months can we not ask for a study then? Davis responds yes. Davis says Sandy Smith is following up on status of \$425K. County kerfuffle over loss of B. Goralka is complicating the completion of the funding issue. Davis asks Oliver Smith to write a letter to DPW to expedite processing of the request for the expenditure of the \$425K.

Motion: Move that VCCPG request the TAC retain the 45 mph speed limit for two years pending installation of traffic calming measures over the next year

Maker/Second: Davis /Bachman

Carries/Fails (Y-N-A): 14-0-0 Voice

5.f.

Discussion and possible vote on the creation of a traffic management plan for the traffic generated by Bates Nut Farm. (Davis)

Discussion: Davis presents. Mobility SC discussed traffic generated by Bates Nut Farm pumpkin sales in October. He wants to establish a SC to explore a traffic plan. Glavinic agrees with need for traffic plan. Suggests deferring to Traffic Advisory Committee who could assemble relevant parties more easily. Davis wants to keep the recommendations from the local community, not a distant committee. Smith asks about B. Goralka – Davis says Michael Long taking on Goralka's assignments. Smith agrees that a focus group from VCCPG could be helpful. Rudolf suggests that a focus group could work with the parties and provide suggestions to the Mobility SC. Smith says a SC or focus group may not be necessary, a single representative could do fact finding. Glavinic asks if owners have suggestions. D. Ross, in the audience, asks if there were complaints. Davis says, no, it is his idea. Vick says several witnessed the heavy traffic. Sherry Ness, Bates Nut Farm, speaks on the traffic issue. She says Bates has been doing the pumpkin sales for 48 years. She says she had more press coverage than normal this year. She adds that two weekends in October are the real issue, especially Sundays. Sherry spoke to County Sheriff Bob Bishop and got assurance that he could be responsive to any safety issues. Sherry says TAC would respond to permanent events or attractions only. She says having people on the road would represent serious liability for Bates. She says she has had no complaints. She also spoke to Fire Marshal George Lucia and he has no complaints. She spoke to Supervisor Horn's office with a similar response. She says Bates Nut Farm has never run out parking, even on the busiest days. In the past she has hired various organizations to manage parking on property. Says she will again hire parking attendants on the property, which appeals to neighbors. She says that Bates may extend business hours. She says maybe she could indicate alternate routes. Davis explains trouble with left turn into Bates' parking lot from eastbound Woods Valley Rd. Smith adds example of rodeo traffic, which must cross street for entrance and exit. After some practice, that process is working better. Had separate exits for east and westbound traffic. Smith thinks that gathering all parties, including Community Emergency Response Team [CERT], may result in solution. Rudolf asks if Ness would participate in process. She says yes but suggests Davis call those involved to make the recommendation. Ness says Sheriff and Fire say there is no problem or complaints. Vick points out that we are not here to solve problem tonight. Smith says even with no complaints, there could be a nascent issue for emergency vehicles during these events. Tom Ness, Bates Nut Farm, adds that fire trucks and the sheriff arrived without difficulty during a peak period this year. He is concerned about the burden being placed on his business. He identifies other venues [schools, casinos] that have routine traffic issues. Davis says that there maybe no alternative to the present circumstances once consideration is made. Davis withdraws as the VCCPG representative on this matter. Vick volunteers. Rudolf asks about timing. Smith says recommendation should come in February. Britsch sympathizes with Ness' distress and the difficulty of running such a business.

Motion: Move that one planning group member, Vick, meet with interested parties to explore traffic plan alternatives then recommend a plan to VCCPG if one can be achieved.

Maker/Second: Smith/Rudolf

Carries/Fails (Y-N-A): 13-1-0 [Voice]; Bachman dissents

6.

Subcommittee Reports & Business:

a)

Mobility – Robert Davis, Chair.

b)

GP Update – Richard Rudolf, Chair.

c)

Nominations – Hans Britsch, Chair.

d)

Northern Village – Ann Quinley, Chair.

e)

Parks & Recreation – Brian Bachman, Chair.

f)	Rancho Lilac – Ann Quinley, Chair. - inactive	
g)	Southern Village – Jon Vick, Chair.	
h)	Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive	
i)	Tribal Liaison – Larry Glavinic, Chair	
j)	Website – Robert Davis, Chair	
k)	Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.	
l)	I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair	
m)	Equine Ordinance - Smith, Chair	
7.	Correspondence Received for September 12, 2011 Agenda:	
a)	Senator Joel Anderson to VCCPG; invitation to a holiday party on Wednesday, December 7, 2011 from 6:00-8:00 PM at the Ronald Reagan Community Center, 195 East Douglas Avenue, El Cajon, CA 92020.	
b)	DPLU to VCCPG, Notice of Intent to Adopt a Negative Declaration, 3803 11-004, Log ER 11-00-001, Zoning Ordinance No 29 and County Code Amendments. The project proposes amendments to the County of San Diego Zoning Ordinance, Administrative Code and County Code to make additions and minor revisions, corrections and clarifications to various sections. The project covers the unincorporated portions of the County over which the County has land use jurisdiction. Comments on this proposed Negative Declaration must be received no later than January 17, 2012 at 4 PM.	
8.	Motion to Adjourn:	9.25 pm
	Maker/Second: Smith/Quinley	Carries/Fails (Y-N-A): 14-0-0 Voice
Note: Next regular meeting scheduled for 9 January 2011		